FREE

The
Sunset Beacon

Serving Residents of the Sunset and Parkside Districts

November 2023

History Lovers Rejoice!

From left to right, WNP Director of Programs Chelsea Sellin, WNP Executive Director Nicole Meldahl, historian Stephen Haller, Prelinger Library and Archives co-founder Megan Prelinger, and historian John Martini at the WNP ShipWRECKED event on Oct. 12. Haller holds a copy of his book "Shipwrecks at the Golden Gate." ***Photo: Clarisse Kim.***

Hundreds Celebrate Mystery of Ocean Shipwrecks

By Clarisse Kim

Hidden under the waves of Ocean Beach and Lands End are the skeletons of hundreds of shipwrecks. On certain days, lucky beach-goers will be able to catch a glimpse of a rusted bow or the ribs of a boiler room jutting out of the water. The mystery and tragedy of the Golden Gate wrecks possesses a special allure for many people, including the Western Neighborhood Project's (WNP) Executive Director Nicole Meldahl and Director of Programs Chelsea Sellin, who created "shipwreck week."

"People are fascinated by shipwrecks the same way people are fascinated by the sea," Sellin says. "There's something about the mystery of the ocean that makes maritime history so fascinating."

WNP is a nonprofit that collects, preserves and shares the diverse history and culture of San Francisco's west side, including its coasts. Inspired by historical photos of Ocean Beach's shipwrecks, Meldahl and Sellin first came up with the idea for shipwreck week in late 2022.

"We wondered, 'What if we had a week for shipwrecks, just like Discovery Channel's 'Shark Week?'" Sellin said. "It was when all our colleagues got really excited about the idea that we realized we could turn this into something real."

Almost a year of planning later, the duo's plans came to fruition when the first shipwreck week was held from Oct. 7-14. The eight-day-long event included musical performances, a guided tour of the shipwrecks around Lands End and a hangout at local bar Riptide. WNP also released new shipwreck-themed content, including a video and podcast episode, during this time.

According to Sellin, the marquee event of the week was ShipWRECKED!, an authentic, vivid conversation between former

Continued on page 6

City Responds to Lawsuit over Sloat Skyscraper

By Thomas K. Pendergast

San Francisco City Attorney David Chiu responded to a lawsuit filed against the City in state court by developers proposing a 600-foot-tall, 712-unit skyscraper on Sloat Boulevard.

The building would occupy the site where the Sloat Garden Center is today, at 2700 Sloat Blvd., across the street from the SF Zoo. The area is zoned with a 40-foot maximum height limit, which could accommodate a building up to four-stories tall.

The lawsuit, filed by attorneys for 2700 Sloat Holding LLC, claims San Francisco Planning Department policies violate California's Density Bonus Law (DBL) and that the department's interpretation of the law is wrong.

"This lawsuit is brought to put an end to two unlawful practices employed by the City and County of San Francisco that interfere with and are preempted by the DBL and thwart the production of much-needed affordable housing," says the complaint filed with the court.

The City responded that the court lacks jurisdiction over the claims alleged in the complaint and that it "denies each and every allegation."

The developers, John and Raelynn Hickey of CH-Planning, argue the 50-story residential tower, which includes ground-floor retail, conforms to the DBL and thus allows them to exceed standard density requirements. It also claims that the department misinterpreted the DBL when it rejected the project.

They allege the department essentially created a new "bulk limit" that "simply does not exist under the existing code" and is "inconsistent with how the City has applied the code for decades. It's contrary to the intent of the bulk code and the General Plan policies, and finally, it will violate state law."

The developers claim the department's interpretation of the code was "effectively rezoning."

Yet last summer at the San Francisco Board of Appeals, Zoning Administrator Corey Teague said the language of the Planning Code in question makes it "very clear that the bulk controls apply to a building and a building that has a podium and a tower."

The Board of Appeals upheld the department's decision and rejected the developer's appeal.

Less than a month later the developers filed a lawsuit in the Superior Court of the State of California, County of San Francisco.

The lawsuit claims that in zoning districts using "form-based density limits" – which limit density according to the

Continued on page 7

Partial Closure of Great Hwy. Gets OK From PUC

By Tom Pendergast

The end of the road is on the horizon for a section of the Great Highway between Sloat and Skyline boulevards, after a unanimous vote by the San Francisco Public Utilities Commission (SFPUC) on Oct. 10.

The four-member commission recommended the San Francisco Recreation and Park Department authorize the closure of that highway section via a resolution passed by the San Francisco Board of Supervisors.

Erosion of the beach in this area has been a problem and a risk going back to the early 1990s, according to Anne Roche, a project manager and climate advisor to the SFPUC. The SFPUC runs the Oceanside Water Pollution Control Plant that is now under threat as the ocean has already eaten away the cliffs just west of it as well as a big chunk of the roadway.

In order to save the sewage treatment plant, the plan includes closing the Great Highway there and redirecting traffic on Sloat to Skyline, which in turn would require a complete redesign of the intersection at the Great Highway and Sloat.

"This project will be permanently closing the Great Highway between Sloat and Skyline," Roche said. "We know this will be a big change but as part of the project we are redesigning the Sloat/Great Highway intersection and coordinating with Cal-Trans on the intersection at Sloat and Great Highway to ensure that traffic

Continued on page 3

INSIDE

'Titanic of the Golden Gate' Page 6

- **Great Hauntway Fun** page 3
- **8th Grade Algebra?** page 4
- **Painting for Justice** page 8
- **Let Everyone Vote!** page 11

HONESTY AND INTEGRITY
REAL ESTATE DONE RIGHT!

PROFESSIONAL EXPERTISE FOR
OVER TWO DECADES
OUR REPUTATION = RESULTS FOR YOU!

Call or Text Now | 415-244-5846
WeKnowSF.com

MIKE ACKERMAN
415.307.5850
mike@weknowsf.com
DRE #01232037

OLIVER BURGELMAN
415.244.5846
oliver@weknowsf.com
DRE #01388135

Mike & Oliver | VANGUARD PROPERTIES

MISSION: 2501 Mission Street, San Francisco, CA 94110 Lic. 01486075

Vanguard Properties believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction.

Happy Thanksgiving!

Merchants serve community!

Please support our local merchants this holiday season. Merchants are the backbone of our community, supporting schools, nonprofits and west side residents.

David Heller
President

Geary Merchants have everything you need!

www.gearyblvd.org

Looking Back

Kinen Carvala

Penguin Debate

What sculpture in Golden Gate Park was made by someone accused of cheating because his sculpture was too lifelike?

Albert Laessle was born in 1877 in Philadelphia to German immigrant parents. Albert's older brother Henry supported Albert's enrollment in art school and also knew prominent sculptor Charles Grafly. The younger Laessle became Grafly's student and later assistant. Albert married another assistant of Grafly's, Mary Prudden Middleton, in 1905, according to the book "Rediscoveries In American Sculpture: Studio Works, 1893-1939."

Laessle and Grafly participated in the 1915 Panama-Pacific International Exposition (PPIE) held in San Francisco in today's Marina District. Laessle submitted several sculptures, winning him a gold medal, while Grafly was on the Group Jury for Sculpture, according to PPIE's official catalogue. The PPIE also included the unveiling of Grafly's Pioneer Mother sculpture, which today is in Golden Gate Park and was featured in this column in May, 2020.

Laessle's fascination with animals started when another student of Grafly's brought in a snapping turtle for dinner, which was mentioned in an interview with D. Roy Miller for October, 1924's International Studio. The turtle's shell and movement inspired Laessle to submit a sculpture of a turtle and crab locked in a struggle to an art exhibition in Philadelphia.

While the Pennsylvania Academy of the Fine Arts (PAFA) had its Fall 1901 exhibition focused mostly on photography, only two sculptures were part of the exhibition: Laessle's Turtle and Crab and a submission by William M. MacIntosh, reported the Philadelphia Times.

MacIntosh accused Laessle of making Turtle and Crab by not using sculpting skills, but by just casting a mold onto an animal's body. MacIntosh also said Laessle had annoyed him in various ways, leading to a charge of breaching of the peace against Laessle and a bail of $400 at the time (equivalent to several thousands in today's dollars), according to The Philadelphia Times (Feb. 8, 1902).

Laessle in his retrospective interview noted that the same newspapers that accused him of cheating were silent once he made another realistic sculpture, Turtle and Lizard, where "the modeling of the wax showed very plainly" that Laessle created the realistic details himself. PAFA purchased Turtle and Lizard and had it cast in bronze for its permanent exhibit.

PAFA also established the George D. Widener Memorial Gold Medal in 1912 to honor a board member who perished on the Titanic, and Laessle was commissioned to design the annual medal. The first medal in 1913 went to Grafly. In 1918, Laessle himself won the medal for the sculpture Penguins; the sculpture now outside the de Young Museum. It was one of four pairs of penguins that were cast, according to the Smithsonian's online catalog. The pair of (de Young) bronze penguins stands on a bronze pedestal. The sculpture size is 35 1/2" by 32", according to the de Young website. The back of the Penguins' pedestal has the inscribed lines:

Penguins

Albert Laessle Germantown Phila. 1917
Roman Bronze Works N.Y.

Germantown is the Philadelphia neighborhood where Laessle had his studio when he was working on Penguins, according to Rediscoveries. Laessle's 1924 interview described his studio being closer to the Philadelphia Zoo, where he had permission to study animals and keep clay handy there.

Roman Bronze Works in New York specialized in a casting technique using a gelatin mold that replicated more detail in texture compared to the simpler sand molds used by other American bronze casters, according to Thayer Tolles writing for The Met Museum.

In 1929, Laessle was a participating sculptor in an exhibition held by the National Sculpture Society in San Francisco's Palace of the Legion of Honor. The exhibition catalog mentions "bronze penguins, Fairmount Park, Philadelphia" as one of his works. In 1930, the Legion of Honor purchased a 1917 bronze cast of Penguins, the one now held by the de Young. In 1931, the Legion of Honor and de Young Museum had the same director, and the two museums formally merged in 1972 to form the Fine Arts Museums of San Francisco (FAMSF).

Laessle taught at PAFA from 1920 to 1939. He had two children with wife Mary. Their son Paul Laessle (1908-1988) was also an artist. Mary died in 1944, and Laessle remarried to Albertine DeBempt in 1946. Laessle died in 1954 at age 77, according to the New York Times.

Today, Penguins are in the tree-covered northeast corner of the George and Judy Marcus Garden of Enchantment next to the de Young Museum. The Garden's western edge is a path running from the Music Concourse north to JFK Promenade and 10th Avenue, passing the base of the Hamon Observatory Tower.

While at the Music Concourse, consider visiting the live African Penguins at the Academy of Sciences, where the Steinhart Aquarium just celebrated its 100th anniversary on Sept. 29.

The Sunset Beacon

Serving the Sunset District and Golden Gate Heights.
Monthly distribution: 18,100 newspapers
November 2023 – Volume 33, No. 5
P.O. Box 16035, S.F., CA 94116 ph: 415-706-6428
RichmondSunsetNews.com Editor@RichmondSunsetNews.com
Publisher and Editor-in-Chief: Michael Durand
Editor: Paul Kozakiewicz
Writers: Linda Badger, Erin Bank, Noma Faingold, Jonathan Farrell, Asha Ingram, Clarisse Kim, Beth Lederer, Thomas K. Pendergast, Kate Quach, Alyson Wong
Photographers: Tyrone Bartoli, Noma Faingold, Clarisse Kim, Kate Quach, Thomas K. Pendergast, Alyson Wong
Cartoonist: Paul Kilduff
Columnists: Kinen Carvala, Supervisor Connie Chan, Brian Quan, Judge Quentin L. Kopp (ret.), John M. Lee, Julie Pitta, Assemblymember Phil Ting
Bookkeeper: Sue Kozakiewicz
Intern: Michael D. Wong
The Sunset Beacon Copyright 2023

Fun at The Great Hauntway

The Great Hauntway was held on the Upper Great Highway, between Judah and Taraval streets, on Sunday, Oct. 29. The event featured live music, trick-or-treating, arts and crafts and a bouncy house for children.

Creative costumes included a princess (above), beaming with her mother, and a family enjoying themselves at the Great Hauntway's photo booth (right). *Photos: theenloecreative.com.*

A large crowd attended The Great Hauntway on the Upper Great Highway. In the background to the left is the vacant Cliff House Restaurant. *Photo: Sam Thompson.*

These revelers brought a lion to The Great Hauntway. *Photo: theenloecreative.com.*

Great Hwy. Traffic Changes

Continued from page 1

continues to flow with this project.

"In addition, we are working closely with SFMTA (San Francisco Municipal Transportation Agency)."

Commission Vice President Anthony Rivera expressed concerns about the traffic patterns and safety issues involved in redesigning that intersection.

"This is going to be a major change to the current flow of traffic and not only concerns for potential traffic congestion but also, this is an area that attracts a lot of children, families with disabled kids; it is so hard to get across Sloat," Rivera said. "I just want to make sure that we have safeguards in place for those individuals who are going to be there every day.

"They're going to be there on a Wednesday morning or maybe a school day from out of town that doesn't have a large zoo in their area; they're going to come down. And I just want to make sure that we're addressing any issue may come out of these changes," he said.

"I know that there's parking along the median on Sloat and there's a lot of new developments and there's potential for other changes coming up," he added. "I don't know what SFMTA is planning on putting (in there) but I know that there's different ways to control the traffic."

That day the commission also authorized the SFPUC "in coordination with other partner agencies" to evaluate vehicle access to the SF Zoo's parking lot, and consider whether any subsequent project is necessary to provide "enhanced vehicle access."

San Francisco Zoo officials are also worried about safety issues that may arise from closing the Great Highway and redirecting traffic eastward around the Zoo, as well as other negative impacts the project might have on them.

A letter from the Zoo's CEO, Tanya M. Peterson, to the commission clarified their concerns.

"The temporary closure of the Great Highway has had a negative impact on the Zoo in various ways. Historically, Zoo attendance averages approximately 1 million visitors annually, but with the Great Highway's closure on weekends and holidays, annual visitor numbers have decreased. Moreover, the Zoo visitor experience has been impacted dramatically," Peterson said.

"Zoo visitors are limited to a very narrow entry/exit off of Sloat Boulevard, resulting in a very congested parking lot with slow egress, a potential concern during an emergency. Construction trucks from the north further confuse Zoo visitors' U-turns from westbound traffic on Sloat to access the Zoo's parking lot.

"In addition, (Zoo staff) believes animal welfare has been and will continue to be impacted by the construction on the Great Highway. Already, the construction noise and vibration at and near the Zoo's borders have and will continue to impact those animals closest to the construction sites. Also, construction generates air pollutants that potentially impact those animals closest to the construction sites, not to mention that visitors and staff are subjected to the construction generated air pollutants," Peterson said.

"While (the Zoo) appreciates the efforts of agency staff to assist with traffic congestion, suggestions that require Zoo visitors to either make a U-turn from Sloat Boulevard west to Sloat Boulevard east are not only cumbersome but result in visitors making a dangerous left (or diagonal) turn, as there is no direct left turn into the Zoo parking lot from Sloat Boulevard. Moreover, plans submitted from other agencies show the reduction of at least 80 on-street parking spaces for Zoo members and families.

"San Francisco Zoological Society's goal with regard to the planned closure of the Great Highway is to provide a new and safe entry and egress for the thousands of visitors who visit San Francisco Zoo & Gardens each week," she added.

According to Peterson, there are specific measures the City can take to help the Zoo.

"The Zoo requests: permanent return of its 'overflow' parking area to alleviate the congestion now being experienced within the Zoo's lot; short-term, construction mitigations to ameliorate conditions described above; and consistent with prior overtures of the agency, a new ingress and egress suitable for a significant cultural institution of San Francisco, which invites, not deters, visitors and others," she said.

Foxtail Hill Windows & Doors, Inc.

Vincent Keehan
Owner
1428 Yosemite Avenue
San Francisco, CA 9412
415-822-8494 (Tel)
415-822-8493 (Fax)
Foxtailhill.com

SELLING. BUYING. LEASING.
THINKING TO SELL? NO UPFRONT COST UNTIL CLOSING
Contact me today to get started.
DITA S. SAJID
Broker Associate, Realtor®, CIPS
C. 415.412.3527 | D. 415.682.6603
dita.sajid@cbnorcal.com | ditarealtor.com
COLDWELL BANKER REALTY
CalRE 01899940

JAMES J. RUSSO, CPA
Income Tax Preparation and Planning
Had a big event this year?
Don't know the tax impact?
Tax planning before year end can save $!
I can help answer your questions.
Please call for an appointment.
JamesJRusso@gmail.com / 415-759-5086

City Hall

Supervisor Joel Engardio

Time to Teach 8th-Grade Algebra

I introduced a ballot measure urging San Francisco's public schools to let kids take algebra by the eighth grade. Now, we make everyone wait until ninth grade because some aren't ready for algebra sooner. Let's better prepare all students instead of holding back kids who love math.

When did you learn algebra? At my public school in Michigan, I took algebra in the eighth grade.

This is still the standard today. Most school districts in the Bay Area teach basic algebra in the eighth grade. Some even let seventh graders take it when they show eagerness and ability in math.

Yet in San Francisco, algebra 1 is not offered until ninth grade. We stopped offering eighth-grade algebra because not every student was prepared for it. How is that a solution? We should do better to prepare all students for algebra and not punish kids who can handle it earlier.

Math loving kids in San Francisco are punished because, without algebra in the eighth grade, they can't get into calculus by high school graduation. And this hurts college options.

There are workarounds. Students can cram a year of geometry in summer school, but a long waitlist means not everyone gets a seat. Parents can pay for math courses that help students reach calculus by senior year, but that only works for families who can afford it.

Why does eighth-grade algebra matter? Every resident of San Francisco should care about this because well-run public schools are essential for a city to function and thrive.

We have a tale of two school systems in San Francisco. Private schools are growing and public-school enrollment is declining. This reduces school district revenues which are based on the number of enrolled students, making it more difficult to provide what students and teachers need.

A quarter of our kids attend private schools, compared to only nine percent in California. A policy against eighth grade algebra is a big factor when families decide to leave public schools when their child reaches middle school.

Families also leave San Francisco entirely. They leave for many reasons – cost of housing, quality of life and schools. We have the lowest percentage of children among major U.S. cities. It's often said San Francisco has more dogs than kids, and that's a problem.

San Francisco's future depends on keeping families here. This starts with treating parents like partners and offering the courses and programs that will make parents want to choose public schools – especially the parents stretching themselves to pay for private tuition.

How did we get to this point? San Francisco stopped letting eighth graders take algebra in 2014. It was a well-intended policy. There were concerns about a racial gap in algebra completion rates. The goal was to stop tracking kids based on ability and keep all students together until everyone was prepared to take advanced math classes. But schools' Superintendent Matt Wayne told the San Francisco Chronicle that delaying algebra until ninth grade didn't improve outcomes. And a study by Stanford University showed the policy "had little to no impact on improving pass rates, proficiency or enrollment in higher math classes."

Another unintended consequence of the math policy is that it affects college applications. San Francisco offers a compression class of Algebra 2 and pre-calculus that combines two years of math into one. It's supposed to make up for the late start of Algebra 1. But this mash-up course doesn't meet the admission standards to the University of California system because it doesn't have enough pre-calculus content to be considered advanced math. Imagine the disappointment of a student who wants to attend a UC school.

Rex Ridgeway is an advocate for eighth-grade algebra because his granddaughter Joselyn loves math. He wanted to make sure Joselyn could get into the college of her choice. He paid nearly $1,000 for Joselyn to take algebra the summer before ninth grade. He paid another $1,000 for a pre-calculus class the summer before 11th grade. Rex says knowing calculus in high school is essential. He pointed to UC San Diego, which has 78 majors that begin with calculus.

Now Rex's granddaughter is on track with all As in math at Abraham Lincoln High School. But it shouldn't have to be this way. That's why Rex has written OpEds, spoken during public comment at City Hall and organized parents to call on the school district to change the algebra policy.

The Board of Supervisors does not have control over the school district. Our schools are governed by an independently elected school board. But every resident of San Francisco is our constituent, including parents and students. Their voices deserve to be heard. That's why I introduced through the Board of Supervisors a declaration of policy for the March 2024 ballot that urges the school district to offer Algebra 1 to students by the eighth grade and to develop a math curriculum that prioritizes excellence for students at all grade levels.

I want to thank the co-sponsors of my measure: supervisors Ahsha Safai, Myrna Melgar, Catherine Stefani and Matt Dorsey.

Thanks to the advocacy of many parents like Rex Ridgeway, the school district has initiated a process and a committee to look at bringing algebra back to the eighth grade. This is great. But many parents know that committees can veer in different directions. There is no guarantee what this committee will determine. That's why the ballot measure is important. It gives parents and voters the chance to tell the school district that there is a mandate for eighth-grade algebra.

Some will worry that a vital school bond measure in March 2024 could be jeopardized by an eighth-grade algebra measure on the same ballot. I believe the two measures complement each other. Let's vote "yes" on both. Let's fund our schools and tell the school district we need eighth-grade algebra. Both are needed for our public schools to succeed.

If a kid likes math, let's do everything we can to encourage it!

San Francisco Supervisor Joel Engardio represents District 4.

VOLUNTEER TODAY!

Make a Difference in the Lives of Many

The San Francisco Long-Term Care Ombudsman Program
is recruiting volunteers to visit and provide support to seniors and persons with disabilities living in long-term care facilities.

To Learn More, Call (415) 751-9788

You can also email us or learn more online:
ombudsman@felton.org | felton.org/ombudsman

Felton institute

Ombudsman LONG-TERM CARE SAN FRANCISCO

Assembly

Assemblymember Phil Ting

Bicycles Make for Cleaner Future

Stronger, Cleaner Future Includes More Walking, Bicycles

As residents of a major city, we know that getting from point A to point B doesn't have to always involve a car. While public transit is a great option, people power should also be considered – and even play a bigger role. Active transportation is human-powered mobility, such as biking, walking or rolling.

I am a big advocate because these modes are effective at conserving fuel, reducing vehicle emissions and improving individual and public health. As someone who rides a bike when possible, I feel we need to increase participation so that the benefits are widely felt. This year, I successfully secured more than $2 million in state funding to help San Francisco better incorporate bicycles as a viable transportation choice.

First, I announced at my recent Bike Fair that the YMCA of San Francisco's YBike program will receive $1 million. They do incredible work in supporting local youth, providing education and access to bikes. Growing a base of users increases the likelihood they'll integrate clean and green transportation into their lives. As they get older, they'll independently be able to get to their after-school programs, part-time jobs and other activities.

YBike began in 2002 when a Presidio YMCA member volunteered to teach kids how to ride bikes. This program has expanded into a series of youth bike initiatives, working primarily in partnership with the SF Unified School District, the Y of San Francisco and after-school providers. YBike engages thousands of youth each year, transforming San Francisco youth into skilled bicyclists and confident young adults. I am happy to support their mission.

This latest round of funding will:

• Replace YBike's aging vehicle and bicycle fleets.

• Provide bikes, equipment and storage to expand the program to new sites.

• Creates a "mobile repair" vehicle to train a new generation of youth bike mechanics; repair services for communities lacking bike shops and maintaining SFUSD's growing number of on-site bike fleets.

The other $1.2 million in state funding will make safety improvements for cyclists on Arguello Boulevard between Golden Gate Park and the Presidio. The bicycle lanes between the two parks are currently unprotected with only paint designating the appropriate travel area for cyclists. The recent death of world champion cyclist Ethan Boyes highlighted the need for change.

The cycling community has repeatedly sounded the alarm for years about how unsafe this segment of road is. I'm happy to step up and answer the call. The SF Municipal Transportation Agency is currently finalizing design plans for protected bike lanes on Arguello, which could include having parked cars, safe-hit posts or other barriers to separate cyclists from moving traffic. The state funds I secured brings this project across the finish line and makes Arguello Boulevard safer for all cyclists.

Active transportation needs to play a bigger role in our lives. And to help make it safer for anyone walking, biking or rolling, I am joint author of AB 645 with Assemblymember Laura Friedman (D-Burbank). The legislation, which the governor recently signed, aims to slow down drivers under a six-city pilot program to install traffic cameras that will enforce speed limits. San Francisco, which has a Vision Zero plan, is included.

I'm proud to play a role in moving two local bicycle initiatives and a pilot program forward that encourage us get out of our cars. Let's embrace it more for the sake of our environment and our health.

Phil Ting represents the 19th Assembly District, which includes the westside of San Francisco and the communities of Broadmoor, Colma, and Daly City, as well as parts of South San Francisco and San Bruno.

We Want to Hear from You!

我們希望收到您的意見!

The City and County of San Francisco invites you to share input on the topics of affordable and fair housing, community services, and economic and workforce development.

When Monday, November 13, 2023
5:30 - 7:30 PM

Where Sunset Recreation Center
2201 Lawton Street
San Francisco, CA 94122

Come to Your Neighborhood Forum!

請來參加 社區論壇吧!

Register on-site or scan QR code to register now

Learn more about our programs and share your input:
www.engagesanfrancisco.com

MAYOR'S OFFICE OF HOUSING & COMMUNITY DEVELOPMENT

SAN FRANCISCO OFFICE OF ECONOMIC & WORKFORCE DEVELOPMENT

CNSB #3751338

JOIN US AT SAINT MONICA SCHOOL COMMUNITY OPEN HOUSE

KINDERGARTEN-8TH GRADE · THE PAROCHIAL SCHOOL IN THE HEART OF THE RICHMOND

We welcome you to come and explore our school and learn more about our Kindergarten-8th grade program!

DATE: SUNDAY, NOV 5th, 2023

TIME: 12:00 PM – 2:30 PM *No RSVP needed*

stmonicasf.org

Enjoy a parent hosted reception! Mingle with parent ambassadors, and take personal tours!

For dates to attend school day tours, please visit: stmonicasf.org/admissions/tours

5950 Geary Blvd., SF, CA. | office@stmonicasf.org | 415.751.9564

Be part of the
Synergy Story.
For 50 years & counting, Synergy School has been creating the resilient, empathetic, and inspired leaders of tomorrow. To learn more about this unique TK-8 experience and sign up for a fall tour, visit synergyschool.org.
Synergy School

Exploring Music
Learn to Love Music
YAMAHA
A Yamaha Music Education Center
Group Lessons
For children ages 3 – 8, based on the renowned Yamaha Music Education System
Private Lessons
Piano | Violin | Drums
Guitar | Vocals | Flute
Trumpet | Saxophone
Guzheng | Erhu
Clarinet | Ukulele.
All Ages.
Call for a Free Trial!
814 Clement St San Francisco CA 94118 | 415-831-2500 | exploringmusicusa.com

Death Toll Hit 128 for the 'Titanic of the Golden Gate'

One tragic shipwreck that Stephen Haller and John Martini discussed during ShipWRECKED! was the City of Rio De Janeiro.

For years, the City of Rio De Janeiro had sailed through the Pacific, carrying immigrants from Hong Kong to San Francisco. During her last trip, the ship was carrying 210 passengers.

In mid-February, 1901, the City of Rio De Janeiro arrived at the Golden Gate Strait. As soon as they started to enter, the fog closed in.

"Most wrecks were caused by strong currents and a lack of wind to navigate them," Haller said. "But in the case of the Rio De Janeiro, her demise was caused by the fog."

Blinded by the fog, the ship crashed into a rock and tore its hull open. Ice-cold water flooded below decks.

"The boiler goes. The electricity goes. Hundreds are screaming in the dark," Martini said. "Ten minutes, and she's at the bottom."

The wreck resulted in the death of 128 people – most of them Chinese and Japanese immigrants. It was declared one of the worst maritime disasters in San Francisco.

"She's a mud covered coffin," Martini said. "Nobody was going to go down after her."

For 100 years, no one knew exactly where she sank. However, in 2014, the National Oceanic and Atmospheric Administration (NOAA) used a sonar scan to find the wreck. The Rio De Janeiro was found next to Fort Point.

Haller and Martini both hope that similar scans and technology can be utilized to identify other wrecks and bring closure to the families and stories of the sunken.

– Clarisse Kim

The ship City of Rio De Janeiro sank beneath the Golden Gate Straight. *Photo: Wikipedia.*

Mystery of Ocean Shipwrecks

Continued from page 1

National Park Service historians Stephen Haller and John Martini. Hosted at the Balboa Theater on Oct. 12, the two longtime friends discussed every facet of the west side's shipwrecks.

Both Haller and Martini fell in love with the sea and its shipwrecks since they were children. First inspired by the "majesty of the ocean" in their own childhood backyard, they have pursued lifelong careers in researching and sharing the history of San Francisco.

Just like Haller and Martini's passion for maritime history, most shipwrecks on the west side stem from the power of the Golden Gate Strait. Dangerous conditions, like dense fog and strong currents make the bay's opening very tricky to navigate.

"There is a tremendous feeling that you are very small as you enter the Golden Gate – and it isn't just the bridge," Martini said. "Even before the bridge, the Golden Gate was an amazing geographical feature. It's a place where three-and-a-half times the flow of the Mississippi comes charging through a mile-wide strait. It's the confluence of water and sea and air and the San Francisco fog."

This maelstrom has sucked up more than 400 shipwrecks.

The wrecks range from decades to hundreds of years old, when Spaniards first discovered the San Francisco Bay.

Haller and Martini told stories of the most infamous crashes, such as that of the Parallel, whose crew jumped ship before its cargo of dynamite, kerosene and black powder exploded.

Other intriguing wrecks included the Reporter in 1902, whose sailors reported omens before mistaking the Cliff House for a lighthouse and running aground on Ocean Beach.

However, Haller and Martini state that these stories are only a fragment of the entire picture. Records of shipwrecks have been swept away in the tide of time. Now, using modern sonar technology, efforts are being made to locate and identify undiscovered wrecks as well as their crews. Martini states that these discoveries have a profound impact on people today.

"Underwater archaeology isn't just about cool shipwrecks," Martini said. "It's about real people and the closure these discoveries can bring. Hopefully, when the identities of the other 400 wrecks out there are finally discovered, closure can come to the family of those lost at sea."

The event ended with historical footage of Lands End and Ocean Beach. The films were provided by Prelinger Archives, a dynamic photo and video gallery depicting the San Francisco of decades past.

Overall, Meldahl and Sellin both agree that the event was successful.

"We sold out all our tickets!" Sellin said. "The entire week was an amazing voyage."

Sellin said WNP also coordinates other projects, such as bi-annual exhibitions, history walks, weekly podcasts and more. The nonprofit also manages the OpenSFHistory program, an online archive containing more than 50,000 old San Francisco photographs.

"It's incredibly important for us to be accessible," Sellin said. "We want people to be able to access these parts of our history; bring them into the light. We want people to research and share their stories. After all, the west side's history belongs to all of us."

As for WNP's future projects, Sellin hopes shipwreck week will continue to grow, encapsulating the entire city's maritime history and involving more partners. She also hopes the event will become an annual tradition.

"Maritime history, ships and their shipwrecks are hugely important to the history of San Francisco," Sellin said. "We're only at the tip of the iceberg – there's so much to share."

To learn more about WNP and its events, visit outsidelands.org.

Sloat Skyscraper Lawsuit Filed

Continued from page 1

size and shape of the buildings allowable under applicable zoning regulations – calculating base density requires the developer to establish the base density through a density study depicting a theoretical, code-compliant building arrangement and then derive the number of units that may be constructed within that hypothetical design.

"The City now requires that, to take advantage of a density bonus that is require by state law, the actual project applied for incorporate the shape and design of the hypothetical building or buildings depicted in the base density study. The City's requirement is at odds with the DBL and designed to impose artificial constrains on the potential development capacity of sites zoned for residential uses," the lawsuit claims.

At the Board of Appeals hearing, however, Teague denied that the Planning Code prohibits the project from exceeding its bulk depicted in the base study because it "provides an outlet for any project that wants to do a larger bulk, more mass. It just requires additional approval, typically from the Planning Commission.

"So, this isn't a prohibition from maybe doing multiple towers that exceed your plan dimension. It just means that the base requirement is going to be that one dimension and you can't fit multiple towers in that."

But the developer's lawsuit also challenges the way the City imposes fees on housing development projects, claiming it "often times make just the permitting of new housing development projects cost prohibitive. In particular, the City conditions its grant of a density bonus on the developer's payment of a local Inclusionary Housing Fee imposed on the density bonus units within a DBL project.

"The City also imposes affordable housing tiering requirements as part of its local Inclusionary Affordable Housing Program that conflict with state law. These practices are unlawful and preempted by the DBL."

In its response, however, the city attorney's office claims: "San Francisco proceeded in the manner required by all applicable federal, state and local laws and regulations; did not act arbitrarily, capriciously or wholly without evidentiary support; did not abuse its discretion; and made all required findings, which supported San Francisco's actions and were supported by substantial evidence in the record, and to the extent any error was made, such error was not prejudicial."

The state's DBL incentivizes the building of affordable housing by granting developers a density increase over the otherwise maximum allowable gross residential density in return for a commitment to provide affordable housing as part of a development project.

Because CH-Planning will use the California State Density Bonus Program, the new building would include 115 affordable units of housing. The units will be offered at 80% of the Area Median Income (AMI) as calculated by the U.S. Department of Housing and Urban Development.

In San Francisco, 100% AMI works out to $97,000 annually for a single person, $110,850 for two people, $124,700 for three and $138,550 for a four-person household.

According to the developer's complaint, on April 11, 2023 they submitted an amendment to an already pending housing development project seeking a density bonus permitted by the state's DBL and provided the City with a base density study, consistent with the law, using a six-building model to calculate the maximum allowable residential density for the site.

"A base density study is required in districts, such as the one that plaintiff's property is located in, where there are no numerical density limits represented as a ratio of units to lot area, and, instead, density is regulated only by the shape and dimensions of the buildings allowed under local zoning standards," the complaint says.

"Plaintiff's base density study depicted a code-compliant six-building arrangement consistent with applicable objective zoning standards to represent the realistic development capacity of the site."

The complaint then goes on to state that on May 8, 2023, the City rejected the base density study, stating:

"For projects seeking additional density or concessions and incentives under State Density Bonus Law in areas subject to form-based zoning, in calculating maximum allowable residential density or base density, the department must maintain 'project details, except those that may be modified by waiver or concession to accommodate the bonus units,' between the base project and bonus project.

"Thus, if the bonus project includes a single building, then base density will be calculated using a single building; if the base project includes multiple buildings, the bonus project must also include multiple buildings. The current proposal includes six buildings in calculating the base density, but the bonus project only includes one building, thereby not meeting the requirement."

To which the developers respond: "The hypothetical subdivision and buildings depicted in the base density study such as that created by the plaintiff are not 'project details' and thus need not be maintained. A base study is intended to measure the 'realistic development capacity of the site.'

"But in plaintiff's case, unlike the base density study, the actual density bonus project included only a single tower. The six buildings in the base density study were not intended to depict the project. The six buildings were hypothetical and meant only to establish the realistic development capacity of the site," the developers said. "The number of buildings was not a project detail."

OUTER SUNSET FARMERS MARKET & MERCANTILE
ARTS & CRAFTS
YOGA & MUSIC
OUTDOOR DINING
COMMUNITY & CAUSES
MERCHANTS & MAKERS
FRESH PRODUCE LOCAL FARMS
Sundays 9-2pm
WIC & EBT ACCEPTED
now offering MARKET MATCH!
year-round
RAIN OR SHINE
37th Avenue @ Ortega-Quintara
For more info call 415.633.6675
or visit sunsetmercantilesf.com
All Sunset Mercantile events are smoke-free pursuant to SF Health Code Article 19L.
feed
cruise
People of Parkside Sunset
San Francisco Office of Economic & Workforce Development
Sunset Roasters 94122 San Francisco, CA
Greatwall Hardware Co.
Green Apple Books San Francisco
Brothers Pizza 415-753-6004
En2action engage empower act
San Franpsycho
Sunset Jiu Jitsu San Francisco
Sunset Mercantile Eat, Drink, Shop, Play Connect, and Be Local

Sullivan's & Duggan's Serra Funeral Services

6201 Geary Blvd., San Francisco corner of 26th

FD228

SULLIVAN'S and DUGGAN'S SERRA Funeral Services

Proudly Serving

Families in the Richmond District

Jonathon Travis, Lynne Shubunka & Fred Shevchenko, FDR

For a more intimate and comforting experience in planning services

* Your Local Neighborhood Funeral Providers
* Cremation and Traditional Services
* Pre-Planning Staff Available to Plan Your Services
* Available 7 days a week to serve you

Duggan's Serra Mortuary, Daly City FD1098

6 Beautiful Chapels, 3 Indoor Reception Rooms
3 Outdoor Reception Areas, Unlimited Parking

ADvantage

1) Superiority of position or condition

2) Benefit resulting from some course of action

Call the Sunset Beacon for advertising rate information: (415) 706-6428

Exhibit Highlights Japanese American Discrimination

"Closed Until Further Notice" is an artwork created by Kenneth Sakatani to show the discrimination the Japanese community suffered during World War II. The artwork is on display at the de Young Museum through Jan. 7, 2024. *Courtesy Photo.*

Artist Kenneth Sakatani stands in the Japanese Tea Garden in Golden Gate Park. He draws inspiration from the ornate buildings and his family's and other Japanese Americans' history of the site. *Photo: Noma Faingold.*

By Noma Faingold

San Francisco artist and arts educator Kenneth Sakatani, 77, who has been retired for a while, considers himself a "professional part-timer." He has other interests. Yet, those interests, such as nature and his Japanese heritage, permeate his work.

Sakatani, along with 640 other Bay Area artists, attended "artist day" at the de Young Museum, a reception staged a few days prior to the Sept. 30 opening of the de Young Open, a community-based art exhibition consisting of 883 artworks, displayed salon style from floor-to-ceiling by artists from nine Bay Area counties.

Sakatani's powerful piece in the show is titled "Closed Till Further Notice." The 24-inch by 18-inch mixed media work confronts how Japanese internment and discrimination during World War II affected life in San Francisco, including at the Japanese Tea Garden in Golden Gate Park. A red pagoda looms in the background, surrounded by a greenish/yellow hue. Jarring barbed wire imagery in the foreground is all the viewer needs to come to a dark conclusion.

The work draws attention to the significant contributions of landscape designer Makoto Hagiwara and his family, who managed the Japanese Tea Garden during the decades following its inauguration in 1894. In 1942, Hagiwara's daughter, Takano, and her children were imprisoned in an internment camp for the duration of WW II and were prevented from returning to their home in the Tea Garden.

Sakatani's process involved taking a photograph, digitizing it on a canvas, layering with acrylic paint and creating a minimalist collage. "I'm intrigued by that technique," said Sakatani. "I love collage, but sometimes it can be too much for the eye. I like the notion of imbedding a photographic image and working on top of that."

Born in Chino, California, Sakatani grew up on the family strawberry farm. Several family members were interned during the war, including his parents and his grandfather. An artwork of his with a similar theme, "Heart Mountain Kabuki: Escape," was accepted in the first de Young Open in 2020. He was inspired after attending the annual Heart Mountain Pilgrimage at Heart Mountain Relocation Center in Wyoming, where his family was incarcerated.

"I decided to go there in honor of my parents and grandparents," said Sakatani. "My grandfather, Sumijiro Arita, was a prosperous farmer and popular Issei community leader before the war. The experience took a toll on him."

The painting shows samurai warriors in full regalia, using swords to cut through barbed wire fencing to escape from a camp. "I made this sort of fantasy, imagining that if the samurai families were taken away, they would revolt and try to escape," said Sakatani. "Works like Kenneth's expose frequently ignored aspects of racism in American society and reveal the discrepancies between the high ideals and the harsh realities of life in the U.S. for Japanese American families," said Timothy Anglin Burgard, distinguished senior curator and Ednah Root, curator in charge of American Art at the Fine Arts Museums of San Francisco, who led the curatorial jury for both the 2020 and 2023 Opens.

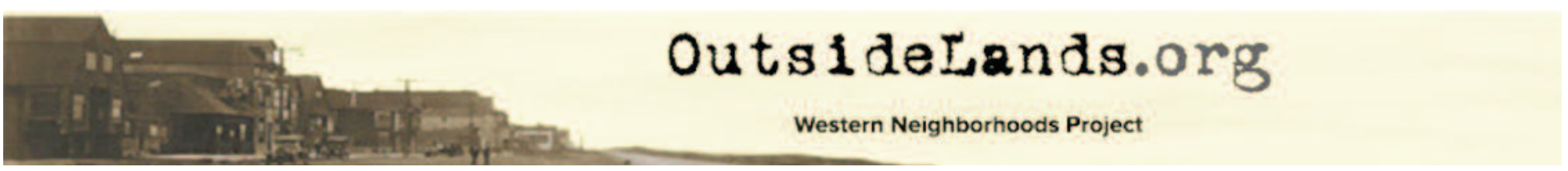
One of the beautiful things about the de Young Open, which runs through Jan. 7, 2024, is that each work is for sale with 100 percent of the proceeds going directly to the artist. Sakatani priced "Closed Till Further Notice" at $1,500.

Sakatani, who came to San Francisco in 1969, after earning a bachelor of fine arts degree from USC, became an art instructor in public schools before teaching at the college level at De Anza College, University of the Arts in Philadelphia and Cal State Northridge, where he eventually chaired the art department.

He and his wife of 34 years, Candace, who is a musician and composer, live in Noe Valley. Sakatani works in his home studio (a small shed in the back yard) two to three times each week, striking a balance between his passion for gardening and nature. The pair take a lot of walks in Golden Gate Park and at beaches, such as Crissy Field, along with taking short getaways to Santa Cruz and Monterey. "We go to Stow Lake a lot," said Sakatani. "But the ocean is sort of a psychic renewal for us."

The de Young Open 2023 runs through Jan. 7, 2024, 50 Hagiwara Tea Garden Dr. (Golden Gate Park). Information: famsf.org.

GLYNN REALTY
Abigail Glynn
Realtor - Broker / NOTARY PUBLIC / Residential Leasing Agent / DRE # 00512752
I have been a residential rental agent in SF for 35+ years. I find tenants for landlords for reasonable fees. I show the property that is for rent and I write up all the necessary paperwork. Please call for more information.
Cell: 415-827-2434 / AbigailGlynn@prodigy.net / 5014 Geary Blvd., SF 94118



Real Estate

John M. Lee

This Year's Winners and Losers

As we head into the end of 2023 and we have a good idea of how the real estate market went, here are our winners and losers for the year.

The single-family home market emerges as a winner as since the pandemic people prefer to move to a lower density environment and to not live in close proximity with others. Luxury homes were slow and prices did drop but homes under $2.5 million held their own in terms of pricing.

One unforeseen benefit was that as mortgage interest rates increased throughout the year, currently hitting the 8% range, so buyers that could have purchased in the $3-4 million range had to lower their price point to qualify for a loan. They purchased less expensive homes instead on the west side of town, including the Richmond and Sunset districts; thus benefiting our market here.

The condo market was a loser, especially luxury condos and residences in the downtown, financial district and SOMA areas. This is a continuation of the pandemic trend as people do not prefer to live in high-density areas and with remote work still prevalent, they do not need to live as close to work as before. So moving further away still makes sense, negatively impacting the condo market.

The 2-4 units market is also suffering from higher interest rates. In the past, many of these were sold to owner occupied purchasers who used the income from the rentals to offset their mortgages. But at an 8% interest rate, and with a $1 million mortgage, the monthly payment is over $7,000 per month. Richmond and Sunset duplexes are not able to rent out to even cover the portion of their own mortgage and thus buyers of the smaller properties are few and far between. Prices will have to decrease substantially to bring buyers back into this segment.

The 5+ units residential market also is getting hammered because of the high interest rates. Typical cap rates in the past, defined as net operating income assuming an all cash transaction divided by the purchase price, hovered between 4-4.5%. However, with bank CD's at about 5% currently, investors are demanding cap rates at a much higher return for their investments, thus putting tremendous pricing pressure on the apartment market.

The biggest loser has to be commercial buildings. Several of them have gone back to the banks because commercial vacancies are up. Without rent payments and the inability to know when this will end, commercial buildings have been devalued substantially. We have seen properties selling at 25-50% from their peak values a few years ago. Buyers really need to believe that San Francisco will come back and have to spend a lot of money to renovate and attract businesses that will rent the spaces.

Tenants are winners in this market as rents have gone down since the pandemic and rents appear to have stabilized. Because interest rates have gone up some tenants continue to rent. Commercial tenants have their pick of what space to rent and at much lower rents than before.

Lenders are big losers as they have no more refinances and real estate sales are down. Some lenders have laid off some of their loan agents. Banks that have held onto the mortgages in their portfolios are realizing losses on the money they loaned out previously. Foreclosures are starting to tick up which will hurt their bottom line some more.

Buyers who purchased the last few years have seen their property values drop but were able to lock-in at lower interest rates. They might not be able to qualify for a loan in today's market and might have a higher monthly payment even if they could afford it. So some benefitted and some did not.

As you can see, even within real estate, certain investments do better than others. It has always been this way. Is the bottom near? I would think we are getting close if we are not there already.

I recommend buyers and sellers consult a CPA, tax attorney and Realtor for insights before moving forward.

John M. Lee specializes in Richmond and Sunset District real estate. For real estate questions, call 415-465-0505, email john.lee@compass.com.

Sunset Homes Sold in October*

Address	BR	BA	Square Ft.	Price
1882 20th Ave.	2	2.00	1,472	$775,000
1786 40th Ave.	2	1.00	800	1,000,000
2218 Ortega St.	1	1.00	875	1,100,000
2114 48th Ave.	3	2.00	1,618	1,148,000
935 Rivera St.	3	2.00	1,450	1,228,000
1782 28th Ave.	3	1.00	1,450	1,325,000
2471 23rd Ave.	3	1.50	1,720	1,403,000
1687 11th Ave.	2	1.00	1,297	1,450,000
2379 45th Ave.	5	3.00	2,640	1,501,000
1642 27th Ave.	2	1.00	1,375	1,560,000
1539 23rd Ave.	4	4.00	2,190	1,700,000
1441 14th Ave	2	1.00	1,301	1,805,000
1679 21st Ave.	5	4.50	2,440	1,955,000
2327 16th Ave.	4	2.00	2,027	2,000,000
1578 33rd Ave.	5	3.00	2,890	2,550,000
1560 Ninth Ave.	7	6.00	3,642	2,648,000

*Partial listing of homes sold in the Sunset District. Source: M.L.S.

Liz Hanowsky Law

An SF native here to serve your legal needs

Estate Planning, Real Property, Landlord-Tenant & More

415.484.8339 www.hanowskyesq.com

Melissa Zhuo
Realtor® | DRE 02039357
melissazhuo@compass.com
compass.com/agents/melissa-zhuo

As a Sunset neighbor, I would love to help you with any of your real estate needs. Contact me today at 415-238-6087 or melissazhuo@compass.com. I speak Cantonese, English, Hakka, Mandarin and Spanish.

COMPASS

Over 40% of seniors in San Francisco rent their home. Let's build more affordable and diverse homes so they can stay here as they grow older.

Learn more and register for our open houses today! Learn about how we can make changes to better meet San Francisco's housing needs. There will be a short presentation followed by opportunities to meet with various City departments.

San Francisco Planning

Housing Element
ZONING PROGRAM

OPEN HOUSE *JOIN US!*

NOVEMBER 8 and NOVEMBER 15, 2023
5:30 PM – 7:30 PM

Learn more and register:

sfplanning.org/rezoning-events

COMMENTARIES AND LETTERS

From the editor: All commentaries we publish are the opinions of the writers and should not be considered our editorial stances on issues. We strive to remain neutral and offer a balance of viewpoints. We invite readers who wish to express their opinions to send a letter to the editor to Editor@RichmondSunsetNews.com. Word limit for the newspaper is 350, for the website, 500. RichmondSunsetNews.com.

BOURBON COUNTY @ CLEMENT STREET WINE & SPIRITS
2147 Clement Street, between 22nd & 23rd Avenues
10AM to 9PM Monday-Saturday, 10AM to 8PM Sunday
(415) 387-6210 · BourbonCountySF@gmail.com
Featuring Over 100 Bourbons and Ryes!
"A Clean, Well-Lighted Place for Whiskey"
SPECIALIZING IN FINE SPIRITS & CRAFT BEERS

Need Expert Professional
Real Estate Services?
Contact **John Lee** *today for a free consultation:*
(415) 465-0505 or johnlee@isellsf.com
As your Trusted Advisor
I will listen carefully to all your real estate needs and desires, and share with you my experience, perspective, and expertise.
As your Skilled Negotiator
I will help you explore all options. I will respect your confidentiality. I will steadfastly represent your best interests.
As your Expert Facilitator
I will assemble, coordinate, and assist your team of service providers. I will lead your transaction to a successful close.
Smart. Empathic. Experienced. Dedicated.
COMPASS
Serving as your local newspaper columnist for the past 25 years!
www.isellsf.com

ADvantage

1) superiority of position or condition.

2) benefit resulting from some course of action.

For advertising rate information, contact the Sunset Beacon at (415) 706-6428 or editor@richmondsunsetnews.com.

ANNOUNCEMENTS

FELTON TECH SQUAD PROVIDES BASIC SUPPORT

Felton's Tech Squad is providing free basic tech support for older adults and people with disabilities in the Richmond District. Ask questions regarding how to navigate your smartphone, tablet or laptop. One-on-one session in English, Russian, Cantonese or Mandarin. Friday, Nov. 3, 1:30-3 p.m. at the Richmond Branch Library (351 Ninth Ave.). Drop-in for a one-on-one session. For more information, call 415-474-1558 or email techsquad@felton.org.

HAPPY BIRTHDAY

Happy November birthday to Marina Bascus, Jack Buckley, Alex Dillon, Julia B. D., Bud Hauso, Rich Hom, Megan Kathleen, Finn Doliner-Kelly, Frankie Ryder King, Woody LaBounty, Ted Manahan, Kelley Meck, Juanita Monagle, Anna O'Banion, Maddie Patsel, Garrett Pieramico, Azadeh Reiskin, Kirby Rittman, Loretta Sholler, Carter Tsang, Stephanie LeBeau Watson, Kimberly Wong and Charlotte Yee. To add a name to the monthly birthday list, email Editor@RichmondSunsetNews.com. Free.

MEET THE EDITOR OF THE SUNSET BEACON

You are invited to meet with Michael Durand, editor and publisher of the Richmond Review and Sunset Beacon newspapers and the RichmondSunsetNews.com website. Bring your story ideas, feedback, suggestions, questions, announcement items and advertising inquiries. We are also welcoming new writers and photographers interested in contributing stories and photos. The Meet the Editor session is at the One Richmond storefront, 802 Clement St., every second Thursday (new day) of the month, 1-2:30 p.m. For more information, call 415-706-6428 or email Editor@RichmondSunsetNews.com. Scheduled appointments not necessary but appreciated.

ONE RICHMOND COMMUNITY MARKET

The One Richmond Community Market is aimed at enhancing food security and fostering community connections. Once a week on Wednesdays, we provide several items of fresh food for participants. To ensure this initiative reaches those who can benefit most, we have specific criteria in place. Please go to onerichmondsf.com/one-richmond-community-market for eligibility and registration process. Contact: onerichmondsf@gmail.com.

SUNSET BEACON ONLINE-ONLY CONTENT

Visit our website, to find features that you can't find in the newspaper. Look for "Cooking Together," by Shanta Nimbark Sacharoff, "Overtures and Undertows," a column by Noma Faingold, a talented writer and longtime contributor to the Richmond Review and Sunset Beacon newspapers. Business features include, "Business Profile" by John Oppenheimer and "A Shot of Salvation" by Deno Gellepes. Check out the recent "Photos of the Month" gallery.

RichmondSunsetNews.com.

'PHOTOS OF THE MONTH' GALLERY ONLINE

Photographers are invited to submit three of their best photos for consideration to be published in the "Photos of the Month" gallery on RichmondSunsetNews.com. The website averages 20,000 views per month. Please submit photos as jpegs on the 15th of each month. For more information, email Editor@RichmondSunsetNews.com or call 415-706-6428.

REFUSE REFUSE CLEANUPS

Thursday, Nov. 2, 10:30 a.m.–noon, SF Village Cleanup, mobilize.us/togethersf/event/413075/.

Thursday, Nov. 2, 3:30–4:30 p.m., One Richmond Cleanup, mobilize.us/togethersf/event/528372/.

Friday, Nov. 3, 8–9 a.m., Morning Coffee Cleanup, mobilize.us/togethersf/event/513212/.

Friday, Nov. 3, 3:30–5 p.m., Clement Street Happy Hour Cleanup, mobilize.us/togethersf/event/437706/.

Saturday, Nov. 4, 10–11:30 a.m., KEEP Ocean Beach Clean, mobilize.us/togethersf/event/399341/.

Saturday, Nov. 11, 10–11:30 a.m., KEEP Ocean Beach Clean, mobilize.us/togethersf/event/399341/.

Sunday, Nov. 12, 10 a.m.–noon, Outer Richmond Cleanup, mobilize.us/togethersf/event/450069/.

Tuesday, Nov. 14, 3:30–4:30 p.m., Richmond Library Cleanup, mobilize.us/togethersf/event/553131/.

Saturday, Nov. 18, 10–11:30 a.m., KEEP Ocean Beach Clean, mobilize.us/togethersf/event/399341/.

Sunday, Nov. 19, 11:00 a.m.–1 p.m., Baker Beach Cleanup, mobilize.us/togethersf/event/560617/.

Saturday, Nov. 25, 10–11:30 a.m., KEEP Ocean Beach Clean, mobilize.us/togethersf/event/399341/.

Saturday, Nov. 25, 10 a.m.–noon, Richmond District Cleanup, mobilize.us/togethersf/event/441884/.

SALVATION ARMY HOLIDAY FESTIVAL

The Salvation Army Pinehurst Women's Auxiliary will hold its Holiday Festival on Saturday, Dec. 2, 11 a.m.-3 p.m., at 2685 30th Ave. (at Wawona Street), rain or shine. Silent auction, Pinehurst Cafe (piroshkis, jams, baked goods and more) and Pinehurst Gift Shoppe (fashionable clothing, jewelry, accessories and unique gifts). Proceeds benefit The Salvation Army Pinehurst Program for Women. Free admission, raffle prize. For more information, contact Cheryl Russell Gloeckner at nevadasissy@yahoo.com.

SF WALK TO END ALZHEIMER'S

The San Francisco Walk to End Alzheimer's is full of flowers, each carried by someone committed to ending this disease. Because, like flowers, our participants don't stop when something's in their way. Alzheimer's isn't going away and we won't stop raising funds and awareness for a breakthrough in the fight against Alzheimer's and all other dementia. Please join us Saturday, Nov. 4, 9 a.m.-noon, at Pier 27 in San Francisco. Register: alz.org/sanfranciscowalk. Want to volunteer? Call the Alzheimer's Association office any time at 415-463-8507 or email sfwalk@alz.org.

SENIOR NEEDS A HOME

Senior lady, quiet, with references, needs a place to live at a private residence in the west area of San Francisco. Having arthritis, she avoids flights of steps and hills. Uses public transportation. Call 415-561-9275 if you or someone you know can provide her a home.

PHOTOGRAPHER SEEKS ARTIST STUDIO

Photographer seeking affordable artist studio: light filled space for portraits and editing, Inner Richmond. Contact Lucy Goodhart 415-321-0781.

STAMP COLLECTOR AND STAMP COLLECTIONS

Stamp collector is buying stamps and stamp collections. I am buying "older stamps" from the 1800s to 1930. American Philatelic Society member since 1986. Pictures are appreciated. Call or text message 415-533-0761.

Announcements: $1 per word, 20 word minimum. Share birthdays, weddings, anniversaries, births, obituaries, graduations, sports highlights, business accomplishments, retirements, college admissions, etc.

FREE: Add a name to the monthly birthday list or a community event announcements free of charge.
We also support small businesses: Free announcements for small businesses celebrating an anniversary or other significant milestone or event.
Send announcement to Editor@RichmondSunsetNews.com.

Announcements will run in the Richmond Review and Sunset Beacon newspapers and on RichmondSunsetNews.com.
Ads must be pre-paid.
Deadline: 20th of the month.
Mail check to: P.O. Box 16035, S.F., CA 94116. Call 415-706-6428 or email editor@RichmondSunsetNews.com for more details.

Commentary

Quentin L. Kopp

Let Everyone Vote in Election

As we prepare to pay our federal and state income taxes pursuant to two extensions granted this year by the always-benevolent Internal Revenue Service and Franchise Tax Board, I'm reminded of quips meriting reiteration, such as: "Sorry people feel the government owes them a living! The rest of us would gladly settle for a small tax refund."

Dissection of electing supervisors by 11 districts continues, although not necessarily destined for the March 5, 2024, primary election. Endorsed by the San Francisco Board of Realtors, Apartment Owners Association and now the San Francisco Taxpayers Association, the campaign headquarters at 45 West Portal Ave. welcomes supporters at 415-661-7000 who will be greeted by Robert Guichard, campaign co-chairman. Former Chief of Police and Mayor Frank Jordan and former Supervisor John L. Molinari support the proposed Charter amendment to enable all voters to vote for district candidates in a special election next year. Incumbent supervisors can be expected to denounce this citizen initiative, including Board of Supervisors President Aaron Peskin, who referred to your scribe as a "former San Mateo County judge," implying that I don't know what constitutes good government in San Francisco where I've lived since after the Korean War while he was being raised in Berkeley, home of People's Park. Maybe Peskin will run for mayor against London Breed and a questionable district supervisor and a banking scion. They'll all be crushed by Breed, a remarkable self-made woman who struggles with conditions today's society characterizes as "homeless." I'm reminded that the post-1929 depression, when I was a child, used "tramps" as the description. Many were World War I military veterans. The current breed can be described as fentanyl and narcotic users who care not about employment.

Speaking of Breed, she honored Korean War veterans and their families at the Marines Memorial Club last month by appearing at such club's event celebrating its union with the Korean War Memorial Foundation effective next month. The Korean War Memorial is located in The Presidio of San Francisco across the road from the National Cemetery, with views of San Francisco Bay and the Golden Gate Bridge. I wonder if our current supervisors have viewed it, even though the City donated $100,000 to its $3.5 million total cost. (The Republic of Korea contributed nearly $1 million.)

One matter Breed and supervisors should cease deploring is lagging construction of new housing at the expense of dishonored zoning and other neighborhood residential proscriptions. I've concluded from present vacancies and dispirited "new home" construction, the matter is extravagantly exaggerated by City Hall politicians and local media. I examined the matter last summer. It hasn't changed. Park Merced represents an example. An inhabitant and native San Franciscan informed me last month that Park Merced ownership announced to tenants that its apartments and townhouses constituting 3,221 units are 25% vacant, meaning some 773 units! That's why Park Merced's owners aren't building promised new units despite obtaining all required city permits to do so. Do you see any housing units under construction, as promised, at Stonestown? I don't! Our City Hall heroes should bewail the RVs on Park Merced Boulevard and at San Francisco State and clean up the thoroughfare for gas taxpaying motorists who try to traverse such roadways.

California Government Code Section 54972 (The Maddy Act, named after my deceased State Senate friend, Ken Maddy from Fresno) requires annual listing of boards, commissions, committees and task forces in a local government. The redoubtable clerk of the Board of Supervisors, Angela Cabrillo, supplied me San Francisco's 2023 list. It shows some 112 such bodies, from an Advisory Committee of Street Artists and Examiners to the tax-eating Bicycle Advisory Committee, Cannabis Oversight Committee to Child Care Planning and Advisory Council, Children, Youth and Their Families Oversight and Advisory Committee, Eastern Neighborhoods Citizens Advisory Committee to Children and Families First Commission, Close Juvenile Hall Working Group Commission ("Juvie" is still open!), Our City, Our Home Oversight Committee, Guaranteed Income Advisory Group, Housing Stability Fund Oversight Board and Housing Conservatorship Working Group. This is just some of what taxpayers "buy" with a $14.6 billion annual budget which faces a deficit next year.

As one wag opined: "Any government big enough to give you everything you want is big enough to take everything you've got!"

Quentin Kopp is a former San Francisco supervisor, state senator, SF Ethics Commission member, president of the California High Speed Rail Authority governing board and retired Superior Court judge.

Crossword Puzzle

Jess Goldstein

ACROSS
1. Carne ___ (burrito filling)
6. Kitchen essential abbr.
10. New York team
14. Person on the run?
15. Warrior princess of TV
16. Feeling after a gym session
17. Chopper, in the sky
19. Finish off
20. "It's a love story, baby just say ___"
21. Blueprint deet
22. Printmakers
23. Chopper, for a chef
26. Opposed to
29. McKinsey rival
30. T.J. ___
31. Having no red flags
35. Soccer stadium cheer
36. They're in development
39. John
40. Yearly incomes
42. Acting independently
43. Like a California king bed
44. Judge in a dispute
47. Chopper, on a diamond
51. Mia's friend on "The White Lotus"
52. Shakespearean villain
53. Recording format that "Titanic" needed two of
56. Plenty of
57. Choppers, on a nightstand
60. Perform karaoke
61. Word after ye
62. Riding a motorcycle without a helmet in Oregon, e.g.
63. 2's place in 20
64. "On Immunity" author Eula
65. High school walkways

DOWN
1. Pale as a ghost
2. Start of a certain ball game
3. Needs a sick day
4. Opus ___
5. Inverse trig function
6. Await
7. Climbing legume
8. Number of cards held when yelling "Uno!"
9. Piece of crew equipment
10. "Borderline" singer
11. Unwelcome salad ingredient
12. Robin Hood, for one
13. "Spidey" follower
18. Shows decisiveness
22. Overhead expanses
23. Cheerios' cousin
24. Online marketplace
25. Alliance that supports Ukraine but hasn't allowed it to join
26. "Famous" cookie entrepreneur
27. Apple variety
28. Nathan Chen maneuver
31. O.R. workers
32. Pat dry
33. It may be painted green for cyclists
34. "Never Have I ___"
36. "Fear of Flying" author Jong
37. Calf-length dress
38. "Since U ___ Gone"
41. Storefront shaders
42. ___ Nas X
44. Puts down
45. Hit the roof
46. Ink spot
47. Put on ___ (expose a secret)
48. Bellybutton type
49. Huskies' sch.
50. Coats with gold
53. Bridal accessory
54. Web language
55. Some object pronouns
57. Key ring dangler
58. "Always Be My Maybe" comic Wong
59. Big stretch

Muni Alert
APEC arrives in November!
Prepare for travel and Muni service impacts in San Francisco. Muni reroutes as early as November 13 – 19.
Use Sunnydale ↔ Embarcadero ↔ Balboa Park
Shuttle Chinatown-Rose Pak ↔ Union Square Market Street every 5 min
Muni reroutes
CC 1 5 8 8AX 8BX 12 14 14R 15 18 30 45 714 91 OWL L OWL F
For information and details about impacts to Muni, SF Paratransit, taxis, walking and bicycling, visit SFMTA.com/APEC.
311 Free language assistance / 免費語言協助 / Ayuda gratis con el idioma / Бесплатная помощь переводчиков / Trợ giúp Thông dịch Miễn phí / Assistance linguistique gratuite / 無料の言語支援 / Libreng tulong para sa wikang Filipino / 무료 언어 지원 / การช่วยเหลือทางด้านภาษาโดยไม่เสียค่าใช้จ่าย / خط المساعدة المجاني على الرقم
SFMTA.com/APEC

RE/MAX

Prestigious Properties

Residential and Commercial Sales
1653 Irving Street, San Francisco, Ca. 94122
RemaxPrestigiousProperties@gmail.com | (415) 564-3776

Ask about our **fixer upper** property list of homes.
Helping investors flip and make great profits.

Broker/Owners,

Sevan Kevorkian 415-412-4716
Norman Green 650-296-5210

SF Hole in the Wall Pizza

1825 Irving St.
(at 19th Ave.)
415-564-3900
info@sfhole.com
www.sfhole.com

Now also serving Vegan Pizza!

Enjoy our great food indoors in our comfortable dining room or in our open-air parklet.

Watch sports on our big-screen TVs. What's better than a delicious pizza and a great game?

WE SERVE MORE THAN JUST DELICIOUS N.Y.-STYLE PIZZA!
Try our nutritious made-to-order pastas, hearty hamburgers and fries, tasty chicken wings, healthy salads and more.

BBB

We stay open LATE to serve you:
Mon. & Tues. 11am-11pm
Wed., Thu. & Sun. 11am-midnight
Fri. & Sat. 11am-1am
INDOOR AND OUTDOOR SEATING

Pizza by the Slice, Calzones, Wings, Hot Sandwiches, Burgers, Salads, plus Wine and 10 Types of Beer on Tap!
TRY OUR FRESH, MADE-TO-ORDER PASTA DISHES

Our community has the right to health care

We can help you enroll in Medi-Cal

sfhp.org/enrollnow

SAN FRANCISCO HEALTH PLAN℠

© 2022 San Francisco Health Plan 408101C 0922